

Harrington Park
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
Wednesday, March 24, 2021 @ 7:00PM

Chairman McLaughlin called the meeting to order at 7:00pm.

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

Pursuant to Governor Murphy's Executive Orders #107 and 108 ordering Statewide lockdowns, and P.L. 2020, c. 34 permitting public bodies to conduct meetings via electronic means during declared states of emergency, the Regular meeting of the Borough of Harrington Park Board of Adjustment scheduled for March 24, 2021 at 7:00 p.m. will be conducted remotely from the electronic meeting platform Zoom.us. Members of the public can join the meeting and participate during the public comment period by joining the meeting using the Zoom mobile application on a smartphone or tablet, joining the meeting by laptop with microphone capabilities, or dialing in using a telephone to the Zoom teleconference system. Information on how to join the meeting electronically appears in the borough website.

CL verified the dial in option with MR confirming that it was working.

ROLL CALL

Roll Call	PRESENT	ABSENT
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH	X	
(JP) John POWERS		X
(RB) Robert BUDINICH		X
(JC) Jin CHO		X
(SL) Steve LOTT	X	
(SM) Stephen MARTINEZ	X	
(GZ) Gail ZACCARO (alternate a)	X	
(RF) Robert FRANK (alternate b)	X	

Also present: (JS) John Schettino, Board Attorney
(CL) Carolyn Lee, Land Use Secretary

MINUTES FOR APPROVAL

February 24, 2021 minutes

CL had a question of the application about soil testing and runoff to be included in the minutes. The applicant answered the question in the February meeting, but the information did not make it to the minutes due to the interruption. These minutes can be approved and the March minutes will be supplemented with the additional testimony.

Vote to approve the February 24, 2021 minutes	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS						X
Robert BUDINICH						X
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ	X		X			
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)			X			

INVOICES FOR APPROVAL

Law Office of John L. Schettino	Meeting Attendance 12/16/2020	\$ 187.50
Law Office of John L. Schettino	22 Elliot Rd 11/23/2020 (Escrow)	\$ 250.00
Law Office of John L. Schettino	111 South Colonial 8/3/2020 (Escrow)	\$ <u>150.00</u>
TOTAL		\$ 587.50

Vote to approve payment of the invoices listed in the agenda.	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS						X
Robert BUDINICH						X
Jin CHO						X
Steve LOTT		X	X			
Stephen MARTINEZ	X		X			
Gail ZACCARO (alternate a)			X			
Robert FRANK (alternate b)			X			

HEARINGS

1. 29 South Street - lot coverage and side yard setback for an inground pool (Mr. & Mrs. Schneider)

In response the question about soil testing and runoff Mr. Schneider said that the pool doesn't create any additional runoff because it catches the water other than displacement of the structure. Around the pool structure and beyond the patio, there is mulching and plantings. Currently, the site doesn't have a problem with runoff and they are increasing lot coverage by 1.5%. Mr. Schneider doesn't see any issues for the future.

SL asked if the patio are pavers and if it is considered part of impervious coverage. Mr. Schneider confirmed that the patio will be pavers and it is included in impervious coverage. The pavers are a dry laid system with polymer sand in between the pavers. There is drainage through the pavers, but most towns consider pavers as impervious coverage.

The meeting was opened to the public. There were no questions from the public. The meeting was closed to the public.

Vote to approve the 29 South Street application as submitted.	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS						X
Robert BUDINICH						X
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ	X		X			
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)			X			

The application was approved. It will be incorporated the April meeting in a written resolution. Once it is adopted, the resolution will be published in the newspaper. Anyone who objects with the decision can file suit within 45 days of the publication to overturn the decision.

There will be an additional few days for the newspaper to publish. Mr. Schneider asked about the timeframe for approval. RM explained the risk. Mr. Schneider said that he would prefer to be safe. The Schneiders thanked the board.

In the February minutes there is a reference as 2.5% increase in impervious coverage that should be corrected to 1.5%. The applicants agreed that the wet saw cutting would be confined to Monday to Friday.

RESOLUTIONS

1. 81 Lincoln Terrace - side yard setback for a generator (Christian & Mary Delouvier)

The resolution would change to include MR and JP to approve the resolution.

Vote to approve the resolution for a side yard setback for a generator at 81 Lincoln Terrace.	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS						X
Robert BUDINICH						X
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ	X		X			
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)			X			

MEETING OPEN TO THE PUBLIC

No comments from the public.

OLD BUSINESS

No old business.

NEW BUSINESS

No new business.

ADJOURN

Motion: SM Second: GZ

In favor, all said “aye”. None opposed.

Meeting adjourned at 7:18pm.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Wednesday, April 28, 2021 at 7pm